

TENTATIVE AGENDA

Details Subject to Change until the Day of the Meeting

OSSIPEE PLANNING BOARD

October 3, 2023 at 7:00 PM

at the Freight House

Call to Order:

Pledge of Allegiance:

Roll Call: Sharon “Sharie” Cohen-Chairman, Bruce Stuart-Vice Chairman, Ash Fischbein, Roy Barron, Krystal Eldridge, Brian Ames, and Melissa Ames (Alternate)

Public Input: Unrelated to any case being presented tonight.

Meeting Minutes: Review to approve Meeting Minutes of September 5, 2023

Informal Discussion:

- Andy Fisher of Ammonoosuc Survey presents with subdivision questions for 47 East Side Drive. Trax Map: 119 Lot: 005.

Financial:

- Budget Report: January - August 2023

Unsatisfied Conditions:

- **Case #23-03-SUBD:** Gregory C. Bemis of 185 Dorrs Corner Rd. Tax Map: 231 Lot: 027. Representing Agent is Frank Mc Mahon of White Mountain Survey & Engineering; a Division of Horizon Engineering is seeking a (4) lot subdivision of the 24.35+/- acres. Lots 1, 2, and 4 will require State subdivision approval for having an area of 5 acres or less. Lot 3 is larger than 5 acres and state approval is not required. Requesting waivers from subdivision regulations for: Section 11.01, D – Length to width ratio, Section 11.02, A – HISS mapping, and Section 11.02, B – Ground control. (Case continued until September 19, 2023 pending conditions.)

1. Copies of State submitted applications and/or approvals
2. Letter from NH Co-op for Lot #1
3. State Subdivision approval
4. Signature of Wetlands Scientist on the final plan and Mylar
5. Section 9.06.A – Condition and description of easement from Gregory Bemis’ lawyer to be written on the deed concerning access point of Lot #1 over Lot #2.
6. Revised Plan and Mylar for recording

- **Case #23-01-BLA:** William A. & Shannon M. Huffman and Maplehurst Farm Trust c/o Ted Wright of White Mountain Survey & Engineering of 275 Granite Rd. Tax Map: 261 Lot: 010, 279 Granite Rd. Tax Map: 261 Lot: 011 and 285 Granite Rd. Tax Map: 261 Lot: 012 was **Granted Conditional Approval** for a Boundary Line Adjustment of .28 acres from Lot: 012 to become part of Lot: 10 and Lot: 011 lot lines will be absorbed and become part of Lot: 010. (Case continued from August 15, 2023 and September 5, 2023 to September 19, 2023 pending conditions:)

1. Water Rights Easement between Tax Map: 261 Lot: 010 and Tax Map: 261 Lot: 012 to be written on both property deeds giving water rights to use and repair with no interference.

2. Water Rights Easement description to be noted on final plan
3. Receive Mylar for recording

- **Case #23-01-SUBD:** Request received for a continuance until October 3, 2023 for Pitchfork Holdings, LLC c/o Evans Brothers, LLC. Representing Agent: Christopher Berry of Berry Surveying & Engineering for 800 Route 16, Tax Map: 124 Lot: 007 is **Granted Conditional Approval** a proposed (7) Lot Subdivision, pending receipt of the following conditions: (Case continued from June 6th, 2023, July 5th, 2023, July 18th, 2023, August 1, 2023 and August 15, 2023 to September 19, 2023)

1. NHDOT – approval and/or copy of submitted applications.
2. Department of Historical Resources - approval and/or copy of submitted applications.
3. Mylar plan and appropriate fees for recording with Carroll County Registry of Deeds.

- **Case #23-09-SPR:** Eric Clifford c/o Fire Side Lumber of 2245 Route 16. Tax Map: 014 Lot 004 in the Roadside Commercial district is seeking a Site Plan Review to have a 30 ft. x 42ft. building with front office space and storage of lumber for sale. The front 16 ft. x 30 ft. will be for office space with the remaining 26 ft. x 30 ft. barn storage for lumber with a 14 ft. x 26 ft. front lean tube. Also looking to put a roof over existing sign with lights to enhance curbside appeal. Also requesting multiple waivers from the checklist. (Case continued from September 5, 2023 to the October 17, 2023 meeting). Pending the following documents and revisions:

1. Copy of Deed for proof of new ownership
2. Show Boundary pins on plan
3. Review and Revise Waivers Requested
4. NHDES approved Septic Design plan by a certified septic designer

New Business:

- **Short Term Rentals** - discussion

Unfinished Business:

- **Master Plan:** Housing Chapter Discussion continues...

Notice:

- **NHMA:** Planning and Zoning Laws - 2023

NHDES:

- Patel Yatinkumar of Watson's General Store – 2345 White Mountain Highway. Tax Map: 009 Lot: 005 has received an approved Groundwater Management Permit (#GWP – 199904063-O-002). The permit is approved for a period of five years to monitor the effects of past discharges of petroleum hydrocarbons and take effect immediately. Periodic Summary Reports are due in December 2024 and 2026.

Any Other Business Which May Come Before This Meeting:

Next Meeting: October 17, 2023 at the Freight House

Adjournment:

Unsatisfied Conditions

Board	Date of Conditional Approval	Applicant	List of Conditions
PB	05/17/2022	Case #22-04-SPR & #22-02-SUP: Maurice Bishop Rev. Trust c/o Jim Rines, of White Mountain Survey & Engineering, Inc. of 340 Route 16B. Tax Map: 074 Lot:010	<ol style="list-style-type: none"> 1. Pending: NHDES septic approval 2. Pending: NHDOT' curb cut approval.
PB	08/30/2022	Case #22-09-SPRA: Josh Kaake c/o 455 Route 16, LLC of 455 Route 16. Tax Map: 266 Lot: 012	<ol style="list-style-type: none"> 1. Pending: NHDES Wetlands Permit Application for the new well. 2. Pending: NHDES Subsurface/Septic Approval 4. Pending: Planning Boards Signature Block on the plans 5. Pending: Final plans showing 3 buildings with the Certified Stamp by a Licensed Engineer on the final plans.
PB	04/18/2023	Case #23-02-SPR: Michael Stevens of 1800 Route 16. Tax Map: 038 Lot: 020	<ol style="list-style-type: none"> 1. Pending: NHDOT Driveway approval.
PB	08/15/2023	Case #23-01-SUBD: Pitchfork Holdings, LLC c/o Evans Brothers, LLC. Representing Agent: Christopher Berry of Berry Surveying & Engineering for 800 Route 16, Tax Map: 124 Lot: 007 is Granted Conditional Approval a proposed (7) Lot Subdivision,	<ol style="list-style-type: none"> 1. Pending: NHDOT – approval and/or copy of submitted applications. 2. Pending: Department of Historical Resources - approval and/or copy of submitted applications. 3. Pending: Mylar plan and appropriate fees for recording with Carroll County Registry of Deeds.
PB	08/15/2023	Case #23-03-SUBD: Gregory C. Bemis of 185 Dorrs Corner Rd. Tax Map: 231 Lot: 027. Representing Agent is Frank Mc Mahon of White Mountain Survey & Engineering	<ol style="list-style-type: none"> 1. Pending: Copies of State submitted applications and/or approvals 2. Pending: Letter from NH Co-op for Lot #1 3. Pending: State Subdivision approval 4. Pending: Signature of Wetlands Scientist on the final plan and Mylar 5. Pending: Section 9.06.A – Condition and description of easement from Gregory Bemis' lawyer to be written on the deed concerning access point of Lot #1 over Lot #2. 6. Pending: Revised Plan and Mylar for recording
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